

CITY OF SAN BRUNO



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Tambri Heyden, AICP, *Community Development Director*
Aaron Aknin, AICP, *Planning Manager*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Tony Rozzi, *Assistant Planner*
Lisa Costa-Sanders, *Contract Planner*
Cathy Hidalgo, *Recording Secretary*
Pamela Thompson, *City Attorney*

PLANNING

COMMISSIONERS

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice-Chair*
Commissioners:
Mary Lou Johnson
Bob Marshall Jr.
Perry Petersen
Kevin Chase
Joe Sammut

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION MINUTES

NOVEMBER 21, 2006

San Bruno Senior Center
1555 Crystal Springs Blvd.
7:00 P.M. to 10:00 P.M.

CALL TO ORDER at 7:02 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Mishra	X	
Vice Chair Biasotti	X	
Commissioner Chase	X	
Commissioner Johnson	X	
Commissioner Marshall		X
Commissioner Petersen		X
Commissioner Sammut	X	

STAFF PRESENT:

Planning Division:	Community Development Director: Tambri Heyden Planning Manager: Aaron Aknin Assistant Planner: Tony Rozzi Community Dev. Recording Secretary: Cathy Hidalgo
City Clerk's Office	City Clerk: Carol Bonner

Pledge of Allegiance: City Clerk, Carol Bonner

A. Approval of Minutes – September 19, 2006

Discussion:

Planning Manager Aknin: Reviewed tape of minutes and the recorded minutes do reflect the contents of the audio and video meeting. The motion made at the September 19, 2006 Planning Commission meeting in regards to the 2nd access road is properly reflected.

Motion to Approve Minutes of September 19, 2006 Planning Commission meeting

Johnson/Biasotti

VOTE: 5-0
AYES: All Commissioners Present
NOES: None
ABSTAIN: None

Approval of Minutes – October 17, 2006

Motion to Approve Minutes of October 17, 2006 Planning Commission meeting

Biasotti/Sammuto

VOTE: 6-0
AYES: All Commissioners Present
NOES: None
ABSTAIN: None

B. Communication

E-Packets are available on line at www.sanbruno.ca.gov

Swearing in of Commissioners by City Clerk Carol Bonner: Kevin Chase and Rick Biasotti sworn in as commissioners of the Planning Committee of City of San Bruno.

C. Public Comment

None at this time.

D. Announcement of Conflict of Interest

Commissioners Johnson and Sammut, recuse for Item E1

E. Public Hearings

1. 240 Santa Inez Avenue

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 120% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. John Surdilla (Applicant), Eddie and Diane Colon (Owners). UP-06-014

Commissioners Sammut and Johnson, conflict of interest, recused from meeting.

Assistant Planner Rozzi entered staff report. Condition 14 staff recommends to be planted in the rear in order to maintain the privacy.

Staff recommends that the Planning Commission approve Use Permit 06-014 based on the Findings of Fact (1-6), subject to Conditions of Approval (1-18).

Chair Mishra asked Commission if there were any questions for staff.

None

Chair Mishra asked the applicant to address the Commission and introduce the project.

Applicant: Applicant introduced, John Surdilla, Designer for project. Owners are in desperate need to expand. Believes project enhances neighborhood. Colors and details are consistent with

the Spanish Revival Architecture. Privacy issues with neighbors and they are in agreement with Staff's recommendation of planting a tree in the south west corner of the lot.

Commissioner Biasotti: One neighbor requested that the Avocado tree be saved. Is that going to stay?

Applicant: No, it is going to be removed, but will replace with a tree in the southwest corner of the lot.

Public Comment opened.

Public Comment closed.

Chair Mishra opened up to Commission for discussion.

Motion to approve Use Permit 06-014 based on the Findings of Fact (1-6), subject to Conditions of Approval (1-18), modifying condition 14 to state that the planting of the tree must be in the southwest corner of the property.

Commissioner Sammut/Biasotti

VOTE:	3-0
AYES:	All Commissioners Present
NOES:	None
ABSTAIN:	None

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use as the new addition will require the applicant to obtain a building permit that complies with the Uniform Building Code and, required set backs are met.
2. The proposed development will not be injurious to the neighborhood or to the City as a whole as it generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with other homes found in the neighborhood.
3. The proposed development will be consistent with the general plan, since the proposed development meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property or other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains side setbacks as required by the zoning ordinance.
5. The general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition has been designed with appropriate articulation and similar finish materials.

6. The proposed expansion has an detached two-car garage which complies with applicable off-street parking standards of the zoning ordinance.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-014 shall not be valid for any purpose. Use Permit 06-014 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on November 21, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

Department of Public Works – (650) 616-7065

8. Install a sanitary sewer lateral clean out at property line per City standards details SS-01.
9. No fence, retaining wall, or other permanent structure to be placed within 2'-0" from back of sidewalk. S.B.M.C. 8.08.010
10. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010
11. Replace all broken or raised concrete in sidewalk or driveway approach as marked. S.B.M.C. 8.12.010. Marking shall take place under Building Review.
12. Erosion control plan and storm water pollution plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform with the current NPDES requirements. S.B.M.C. 12.16.020

13. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1.
14. Planting of one 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060. Tree location shall be located in the rear southwest area of the home and approved prior to installation by Planning Division staff.

Fire Department – (650) 616-7096

15. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
16. Provide spark arrestor for chimney.
17. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
18. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Chair Mishra advised of a 10-day appeal period.

2. 49 Scott Street

Request for a a Minor Modification, Use Permit and Parking Exception to allow the construction of an addition which increases the gross floor area by 96%, proposes to extend a 4' side yard setback along the right side property line and proposes a tandem garage per Sections 12.120.010.B, 12.200.030.B.1 and 12.200.080.C of the San Bruno Zoning Ordinance. Sullivan Santos, SSS Designs (Applicant), Himendar Chand (Owner). MM-06-009, UP-06-028

Assistant Planner Rozzi entered staff report.

Staff recommends that the Planning Commission approve the Minor Modification 06-009 based on Findings of Fact 1-2 and Use Permit 06-28 based on Findings of Fact 1-6 subject to the Conditions of Approval 1-7.

Chair Mishra asked Commission if there were any questions for staff.

None

Chair Mishra asked the applicant to address the Commission and introduce the project.

Applicant: Applicant introduced, Sullivan Santos, Applicant and Designer. Owner is present.

Chair Mishra: Requested Color Sample.

Applicant: Responded that it was submitted and in packet.

Planner Rozzi: Presented.

Commissioner Johnson: Commented to applicant that liked plans with existing and proposed. Project was clean and simple to read. Asked applicant if they agree with conditions. Asked applicant to address colors.

Applicant: Responded, Earth tones, beige, windows with white trim. Generally the color blends with neighborhood.

Commissioner Chase: Missing the down spouts on plans.

Applicant: It is a condition of approval and it will be reflected in the construction plans for the building department.

Public Comment opened.

Public Comment closed.

Chair Mishra opened up to Commission for discussion.

Motion to approve Minor Modification 06-009 based on Findings of Fact 1-2 and Use Permit 06-28 based on Findings of Fact 1-6 subject to the Conditions of Approval 1-7.

Commissioner Johnson/Chase

VOTE:	5-0
AYES:	All Commissioners Present
NOES:	None
ABSTAIN:	None

FINDINGS OF FACT

Minor Modification Findings of Fact:

1. The general appearance of the proposed building or structure; or modification thereof is in keeping with the character of the neighborhood
2. The proposed building or structure; or modification thereof will not be detrimental to adjacent real property.

Use Permit 06-028 Findings of Fact:

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.
2. The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.
3. The proposed development will be consistent with the General Plan.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

CONDITIONS OF APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Planning Commission Meeting Minutes" to the Department of Community Development within 30 days of approval. Until such time as the Summary is filed, the Minor Modification Permit (MM-06-009) and Use Permit (UP 06-28) shall not be valid for any

- purpose. The Minor Modification and Use Permit shall expire one (1) year from the date of approval unless a building permit has been secured prior to the expiration date.
2. The proposal to build an addition at 49 Scott Street shall be built according to the plans on file in the Planning Department and approved by the Planning Commission on November 21, 2006, except as required to be modified by these conditions of approval. Any modification to the approved plans shall require prior review and approval by the Community Development Director.
 3. The applicant shall obtain a City building permit before construction can proceed.
 4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
 5. This application is subject to all future conditions of the Public Works Department and Building Division at time of Building Division submittal.
 6. Provide minimum 4" illuminated address numbers.
 7. Provide hardwired smoke detectors with battery back up to all bedrooms and hallways/corridors.

Chair Mishra advised of a 10-day appeal period.

3. 1620 Claremont Avenue

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 62% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Mark Bucciarelli (Applicant), Philip and Helen Piserchio (Owner). UP-06-031

Assistant Planner Rozzi entered staff report.

Staff recommends that the Planning Commission approve Use Permit 06-031 based on the Findings of Fact (1-6), subject to Conditions of Approval (1-18).

Chair Mishra asked Commission if there were any questions for staff.

Commissioner Chase: On gross floor area, 2,451 sq. ft. on proposed and the floor ratio is 4.9, please clarify.

Assistant Planner Rozzi: Responded, the floor area ratio is an actual percentage of floor area on the property. Any addition of more than 700 sq ft requires this type of application.

Commissioner Sammut: Wanted to confirm the only reason here is it is exceeding the 50%, otherwise it meets all other requirements.

Assistant Planner Rozzi: Responded, correct.

Chair Mishra: Are both trees to remain on the existing demolition plan.

Assistant Planner Rozzi: Responded, will let applicant address.

Chair Mishra: Requested a change on report, he was not present at the ARC meeting.

Chair Mishra asked the applicant to address the Commission and introduce the project.

Applicant: Applicant introduced, Phil Piserchio, owner of property. The 4.9 is the lot coverage. Has lived there since 1991, wants to expand for his family. The addition will also allow for a recording studio.

Commissioner Johnson: Is the recording studio for hobby or business?

Applicant: Records music more for a hobby; does not do for business. Does not produce music or conducts business out of home.

Commissioner Sammut: Questioned applicant if they agree with Conditions.

Applicant: Responds yes. Regarding trees, is planning on removing both trees. Has to in order to meet the 5 feet setback requirement.

Chair Mishra: Is there a condition to add a tree?

Assistant Planner Rozzi: Yes, it is a condition.

Public Comment opened.

Public Comment closed.

Chair Mishra opened up to Commission for discussion.

Commissioner Sammut: Questions Condition number 17 – is that a typo. Traditionally we don't usually require hard wire smoke detectors in existing bedrooms.

Assistant Planner Rozzi: The fire department has been using consistently with new additions. Can clarify with them.

Commissioner Sammut: Requested clarification.

Motion to approve Use Permit 06-031 based on the Findings of Fact (1-6), subject to Conditions of Approval (1-18), with staff confirming Condition 17.

Commissioner Sammut/Chase

VOTE:	5-0
AYES:	All Commissioners Present
NOES:	None
ABSTAIN:	None

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use as the new addition will require the applicant to obtain a building permit that complies with the Uniform Building Code and, required set backs are met.
2. The proposed development will not be injurious to the neighborhood or to the City as a whole as it generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with other homes found in the neighborhood.
3. The proposed development will be consistent with the general plan, since the proposed development meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property or other property in the neighborhood, will not

hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains side setbacks as required by the zoning ordinance.

5. The general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition has been designed with appropriate articulation and similar finish materials.
6. The proposed expansion has an attached two-car garage which complies with applicable off-street parking standards of the zoning ordinance.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-031 shall not be valid for any purpose. Use Permit 06-031 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on November 21, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

Department of Public Works – (650) 616-7065

8. Install a sanitary sewer lateral clean out at property line per City standards details SS-01.
9. No fence, retaining wall, or other permanent structure to be placed within 5'-6" from back of sidewalk. S.B.M.C. 8.08.010
10. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010
11. Erosion control plan and storm water pollution plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform with the current NPDES requirements. S.B.M.C. 12.16.020
12. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1. Fifty percent permitted to drain to landscape allowed.
13. Remove weeds and grass from sidewalk, curb and gutter. Prune other plantings in the right-of-way. S.B.M.C. 8.24.140/150/180.
14. Planting of one 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060

Fire Department – (650) 616-7096

15. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
16. Provide spark arrestor for chimney.
17. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
18. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Chair Mishra advised of a 10-day appeal period.

4. 401 San Mateo Avenue

Request for Use Permit UP-06-22 to operate auto repair service in conjunction with an existing service station per Section 12.96.110 (C 10) of the San Bruno Zoning Ordinance. Stephen Ng (owner/applicant).

Community Development Director Heyden advised owner requested 30 days to investigate their options.

Staff recommends that the Planning Commission continue Use Permit 06-022

Chair Mishra asked Commission if there were any questions for staff.

Public Comment opened.

Public Comment closed.

Chair Mishra opened up to Commission for discussion.

Motion to continue Use Permit 06-022 until December 19, 2006 meeting.

Commissioner Chase/Biasotti

VOTE: 5-0
AYES: All Commissioners Present
NOES: None
ABSTAIN: None

Chair Mishra advised of a 10-day appeal period.

5. Capital Improvement Program Budget

Community Development Director Heyden presented Staff Report. The CIP provides for funding of capital improvement projects designed to improve the life span of the city's infrastructure and facilities and enhance any infrastructures and city services.

Recommend adoption of Resolution.

Chair Mishra: Commented exceptional quality of work and clean document. A copy will be available at the Community Development Department for review.

Motion to adopt Resolution as written.

Commissioner Johnson/Sammut

VOTE: 5-0
AYES: All Commissioners Present
NOES: None
ABSTAIN: None

F. Discussion

1. City Staff Discussion

- a. DeNovo Review: Presented by Heyden an explanation. Referencing the September meeting of the Summerhill Project and why it was brought up to City Council. In no way does it diminish the work and authority of the Planning Commission. Hearing scheduled for Nov. 28th.

- b. Select Dec 17, 06 Architectural Review Committee Members
Biasotti, Mishra (backup), Sammut – will call for others if needed.

Planning Manager Akin: Announced that Tambri Heyden has announced her resignation from the City of San Bruno effective December 1, 2006.

Director Heyden: Thanks staff for their diligence in their reports and hard work.-Akin, Rozzi and Hidalgo. City will be moving forward on some effort with the Wells Fargo site. There is a lot of interest in doing something. Wishes the Planning Commissioners good luck.

Chair Mishra: Wishes Director Heyden well on her future endeavors.

2. Planning Commission Discussion

Chair Mishra: Requested update on the General Plan.

Planning Manager Akin: Responded that it has been stalled due to other projects and priorities of the City Departments, but moving forward, draft is done. Going to the department heads, then to Commissioners, and then it becomes a public document.

Commissioner Johnson: Acknowledge staff on packets and appreciates the details and recognizes the leadership.

Commissioner Chase: Echoes comments.

G. Adjournment

Meeting was adjourned at 7:53 pm

Aaron Akin

Secretary to the Planning Commission
City of San Bruno

Sujendra Mishra, Chair

Planning Commission
City of San Bruno

NEXT MEETING: December 19, 2006

TH/ch